

PROPOSED MIXED-D-USE BUILDING

80 BROADWAY ARLINGTON, MA 02474



ZONING SUMMARY: ZONE B4

	LOT AREA MINIMUM	LOT AREA PER ADD'L UNIT	MIN. LOT FRONTAGE	FRONT YARD MIN. DEPTH	SIDE YARD MIN. DEPTH	REAR YARD MIN. DEPTH	LANDSCAPED OPEN SPACE	USABLE OPEN SPACE	MAX. LOT COVERAGE	MAX HEIGHT/# STORIES	F.A.R.
ZONING SUB-DISTRICT	NONE	NONE	50'	0'	0'	14.3'	0'	YARD: 1,090 SF ROOF DECK: 1,090 SF	NONE	60' / 5 STORIES	1.5
EXISTING	6,770SF	N/A	174.59'	27.2'	7.3' / 35.4'	2.0'	596 SF / 6,770 SF 8.8%	0'	1,430 SF / 6,770 SF 21.1%	12' / 1 STORIES	.21
PROPOSED	6,770SF	N/A	174.59'	0' / 1.3'	14.1' / 2'	15.3'	1,575 SF / 6,770 SF 23.3%	2,637 SF / 6,770 SF 39.0%	55' / 5 STORIES	1.98	13,400 SF

* NOTE: 2ND - 4TH FLOOR FRONT YARD SETBACKS: 7.5' & 8.3'
5TH FLOOR FRONT YARD SETBACKS: 14.0' & 18.5'

VIOLATION

5.3.8 CORNER LOTS- FRONT YARD SETBACK MATCHES ADJOINING LOTS, R2 @ 20'
5.3.17 4TH FLOOR SETBACK ARE X> 7.5' OK

5.3.21D LANDSCAPE OPEN SPACE .1X 10,903 SF RES= 1,090 SF REQ'D
USEABLE OPEN SPACE .2X 10,903 SF RES= 2,181 SF(1,090 SF OPENSPACE CAN BE
DECK)

6.1.4 OFF-STREET PARKING
REQUIRED RES-USE: 1.0 P.S. x (9) D.U = 9 P.S. REQ'D (x.25 ALLOWABLE MIN. = 3 P.S.)
PROPOSED RES USE: 6 P.S. > 3 P.S.OK

6.1.10C REQUIRED NON-RESIDENTIAL: (2,498 SF - 3,000 SF (EXEMPTION)) x 1 P.S. / 300 SF
= 0 P.S. REQUIRED

PROPOSED NON-RES USE: 0 PS

6.1.6 OFF-STREET LOADING
REQUIRED: 1 LOADING SPACE
PROPOSED: 0 LOADING SPACE

6.1.12 BICYCLE PARKING
APTMENT BUILDING
REQUIRED LONG TERM: 1.5 SPACE X 9 DU= 14 SPACES
PROPOSED LONGTERM = 14

REQUIRED SHORT TERM: .15 X 9 DU = 1.4-- 2 SPACE

PROPOSED SHORT TERM: 2 SPACES

BUSINESS/ PROFESSIONAL (2ND FLOOR)

REQUIRED LONG TERM : .3 SPACES / 1,000 SF X 891= .26-- 1 SPACE

PROPOSED LONG TERM: 2 SPACES

REQUIRED SHORT TERM : .5 SPACE / 1,000 SF X 891 SF=.44 -- 1 SPACE

PROPOSED SHORT TERM: 1 SPACE

RETAIL

REQUIRED LONG TERM: .15 / 1,000 SF X 1,568 SF = .24 -- 1 SPACE

PROPOSED LONG TERM: 2 SPACES

REQUIRED SHORT TERM: .6 SPACE / 1,000 SF X 1,568 SF = .94 -- 1 SPACE

PROPOSED SHORT TERM: 1 SPACE

CODE SUMMARY

EXISTING TYPE 5B CONSTRUCTION
PROPOSED TYPE 3B CONSTRUCTION
EXISTING M USE
PROPOSED B, M, R-2, S-2 USES
EXISTING 1 STORY & BASEMENT
PROPOSED 5 STORIES
EXISTING NON-SPRINKLERED & ALARMED
PROPOSED SPRINKLERED & ALARMED
ZONE: B4

GROSS AREA (FAR)

Level	Area
1ST FLOOR	2637 SF

2ND FLOOR	3051 SF

3RD FLOOR	3051 SF

4TH FLOOR	3005 SF

5TH FLOOR	1657 SF

Total 13400 SF

DRAWING LIST

ARCHITECTURAL

A-0	COVER SHEET
G-1.0	SITE GIS AND MAP
G-1.1	SITE PHOTOS
A-1.0	PROPOSED SITE PLAN
A-1.1	PROPOSED FIRST FLOOR PLAN
A-1.2	PROPOSED SECOND & THIRD FLOOR PLANS
A-1.3	PROPOSED FOURTH & ROOF FLOOR PLANS
A-2.1	PROPOSED ELEVATIONS
A-2.2	PROPOSED ELEVATIONS
A-2.3	PROPOSED ELEVATION
A-2.4	PROPOSED ELEVATION
A-2.6	PROPOSED 3D
A-2.7	PROPOSED 3D
A-2.8	PROPOSED 3D
A-2.9	PROPOSED SIGNAGE
A-2.10	SUMMER SOLSTICE
A-2.11	WINTER SOLSTICE
A-2.12	FALL EQUINOX
A-2.13	SPRING EQUINOX
A-3.1	BUILDING SECTIONS

SURVEY

EXISTING CONDITIONS
PROPOSED PLOT PLAN

CIVIL

C-1	COMPOSITE CIVIL SITE PLAN
C-2	LAYOUT & UTILITY PLAN
C-3	DRAINAGE & GRADING PLAN
C-4	STANDARD DETAIL SHEET
C-5	STANDARD DETAIL SHEET

Location

PROPOSED -MIXED-USE
BUILDING
80 BROADWAY
ARLINGTON, MA 02474

Choo
& Company, Inc.
One Billings Road Quincy, MA 02171
617-786-7727 fax 617-786-7715

No.

Description

Date

Project No: 2022038

Scale: 1/8" = 1'-0"

Date: 12-14-2022

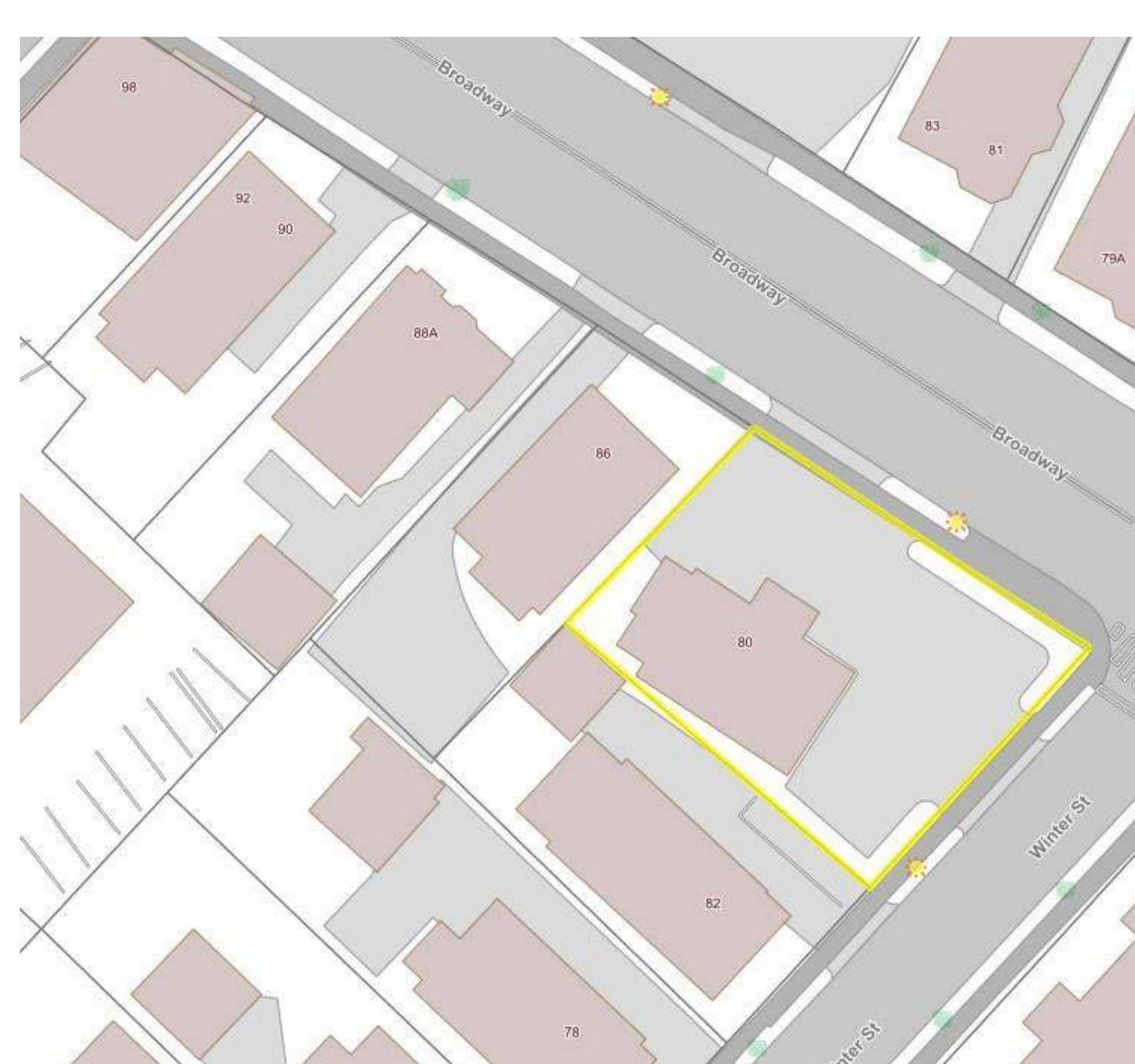
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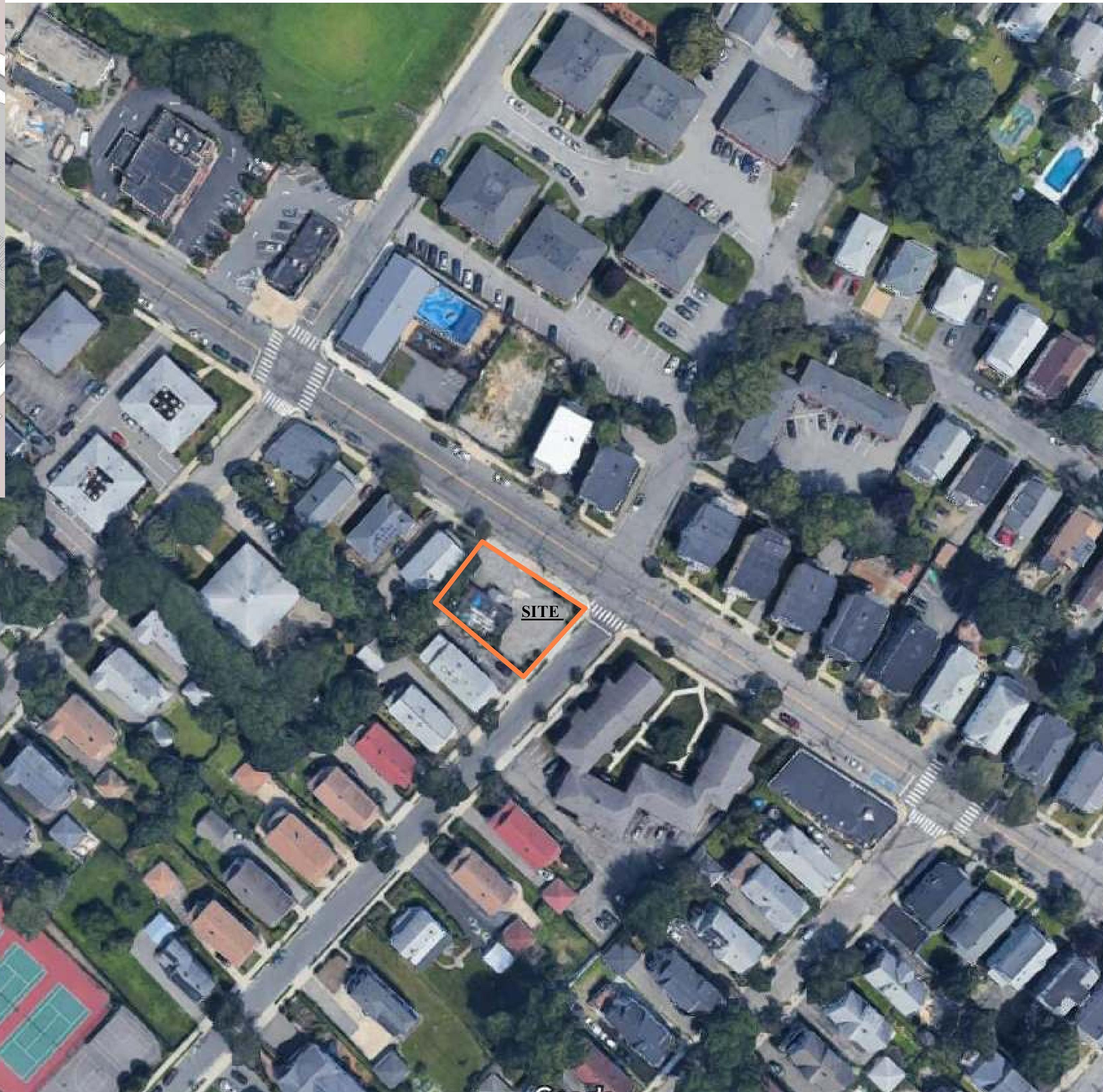
COVER SHEET

Sheet No.

A-0



ARLINGTON GIS MAP



AERIAL MAP (FROM GOOGLE MAPS)

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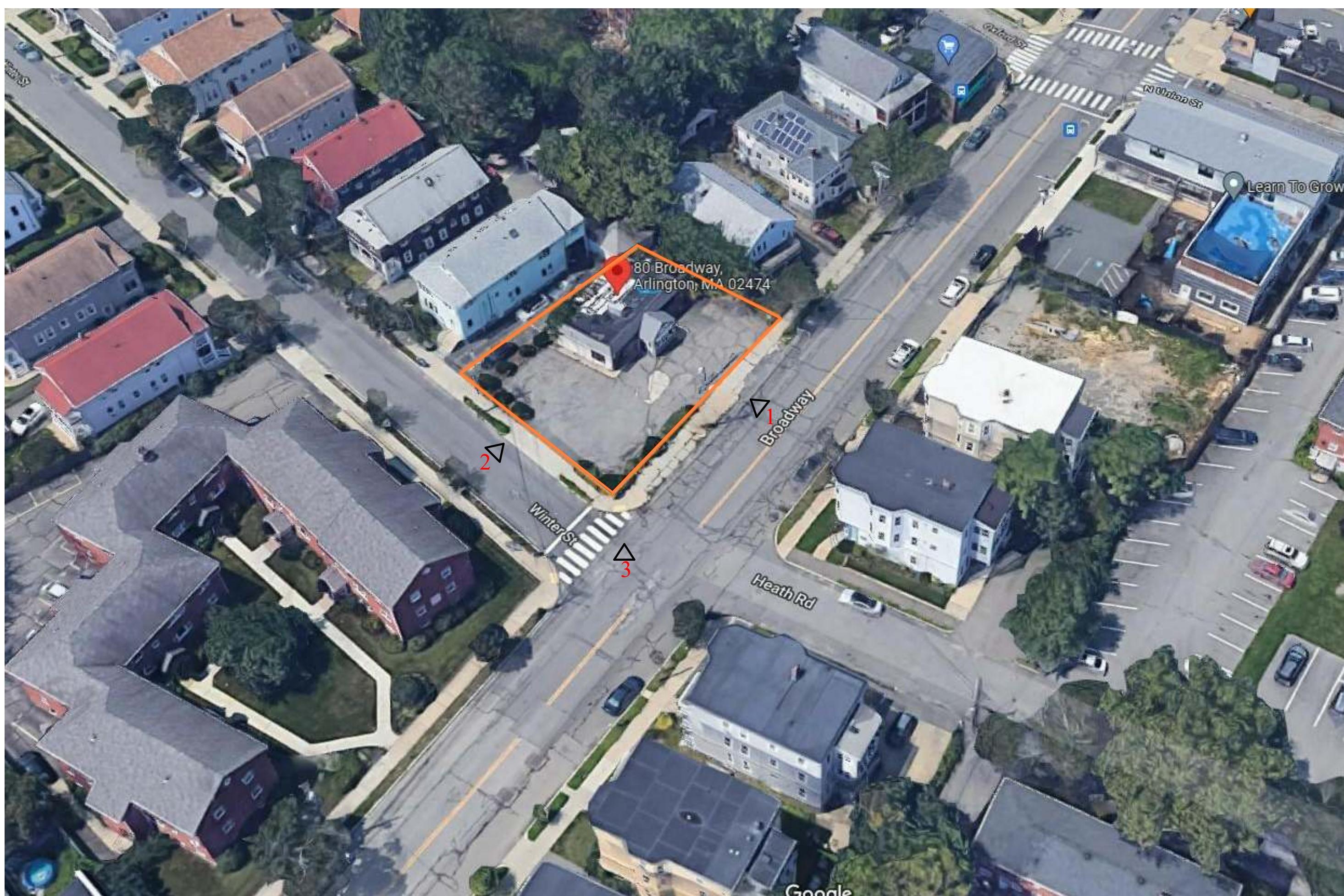
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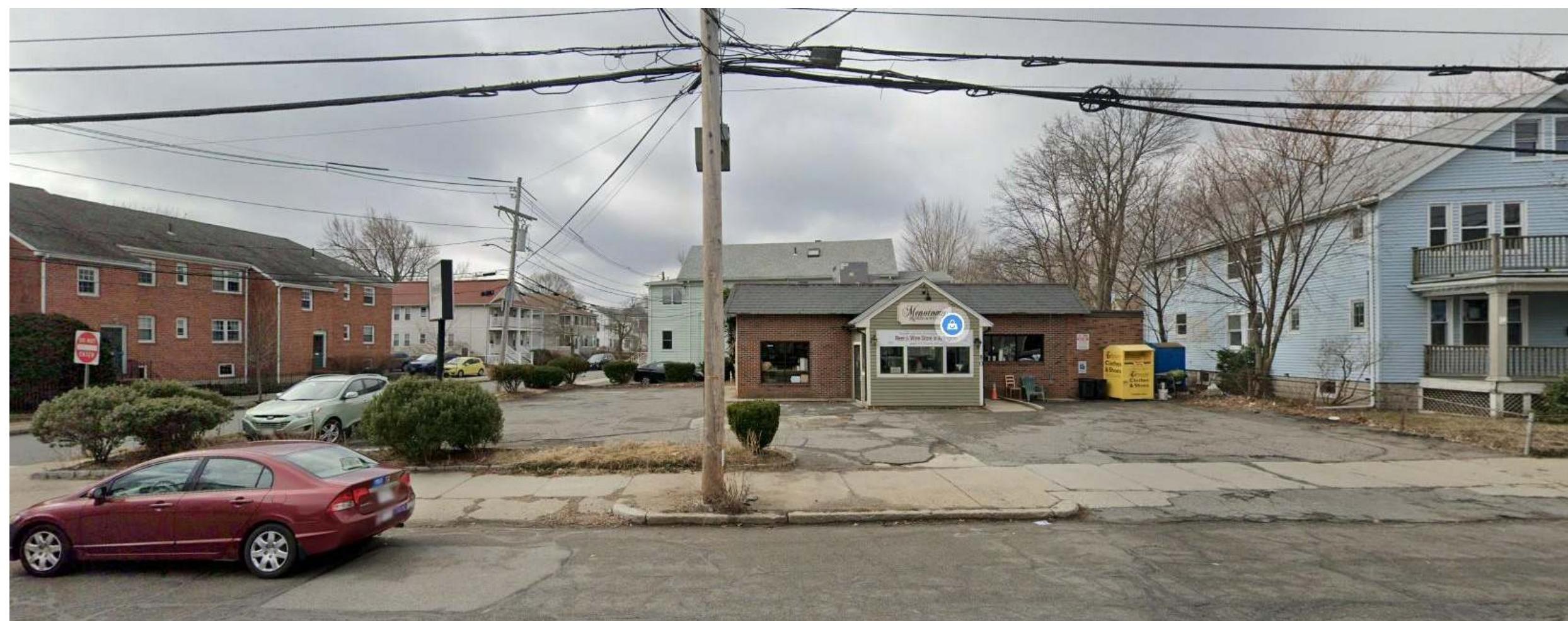
SITE GIS AND MAP

Sheet No.

G-1.0



BIRDSEYE VIEW



1. BROADWAY VIEW



2. WINTER STREET VIEW



3. CORNER OF WINTER STREET AND BROADWAY VIEW

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Project N

SITE PHOTOS

Sheet No.

G-1.1



1. COLUMNAR GINKGO TREE



2. SARGENT CRABAPPLE TREE



3. HYDRANGEA



4. AMERICAN HOLLY



6. INKBERRY

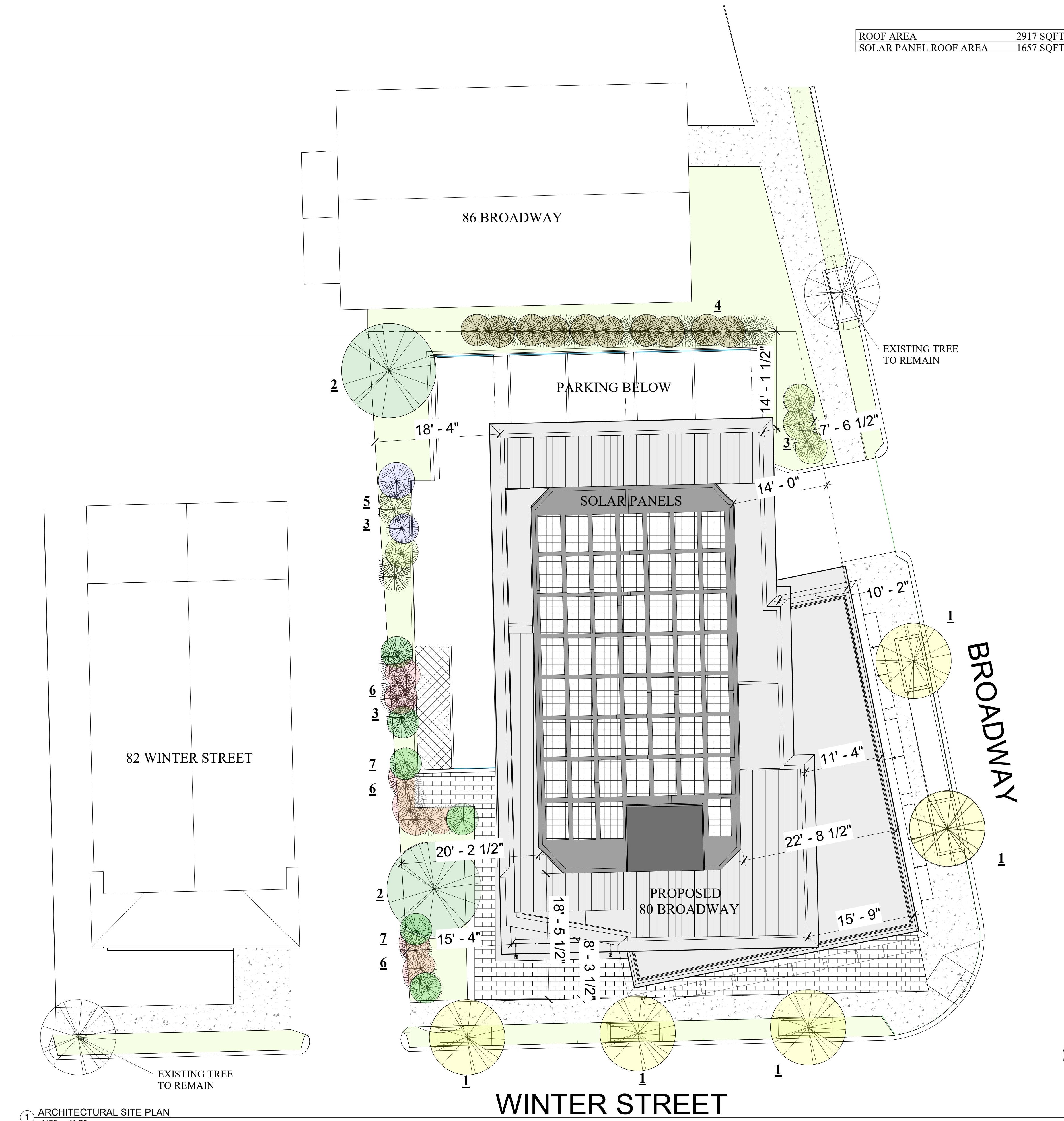


7. VIRGINIA ROSE

PLANTING SCHEDULE

PLANTING SCHEDULE	
TYPE	QUANTITY
COLUMNAR GINKGO TREE	5
SARGENT CRABAPPLE TREE	3
HYDRANGE	5
AMERICAN HOLLY	10
RHODODENDRON BUSH	2
INKBERRY	6
VIRGINIA ROSE	2

**1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"**



ROOF AREA	2917 SQFT
SOLAR PANEL ROOF AREA	1657 SQFT

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1/8" = 1'-0"

10.10.2023

10-10-2022

By: D1 / MA

PROPOSED SITE PLAN

Sheet No.

A-1.0

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ct No: 2022038

e: $\frac{3}{16}'' = 1'-0''$

10-19-2022

P = DE/MA

BY M.

PROPOSED FIRST FLOOR PLANS

Part No.

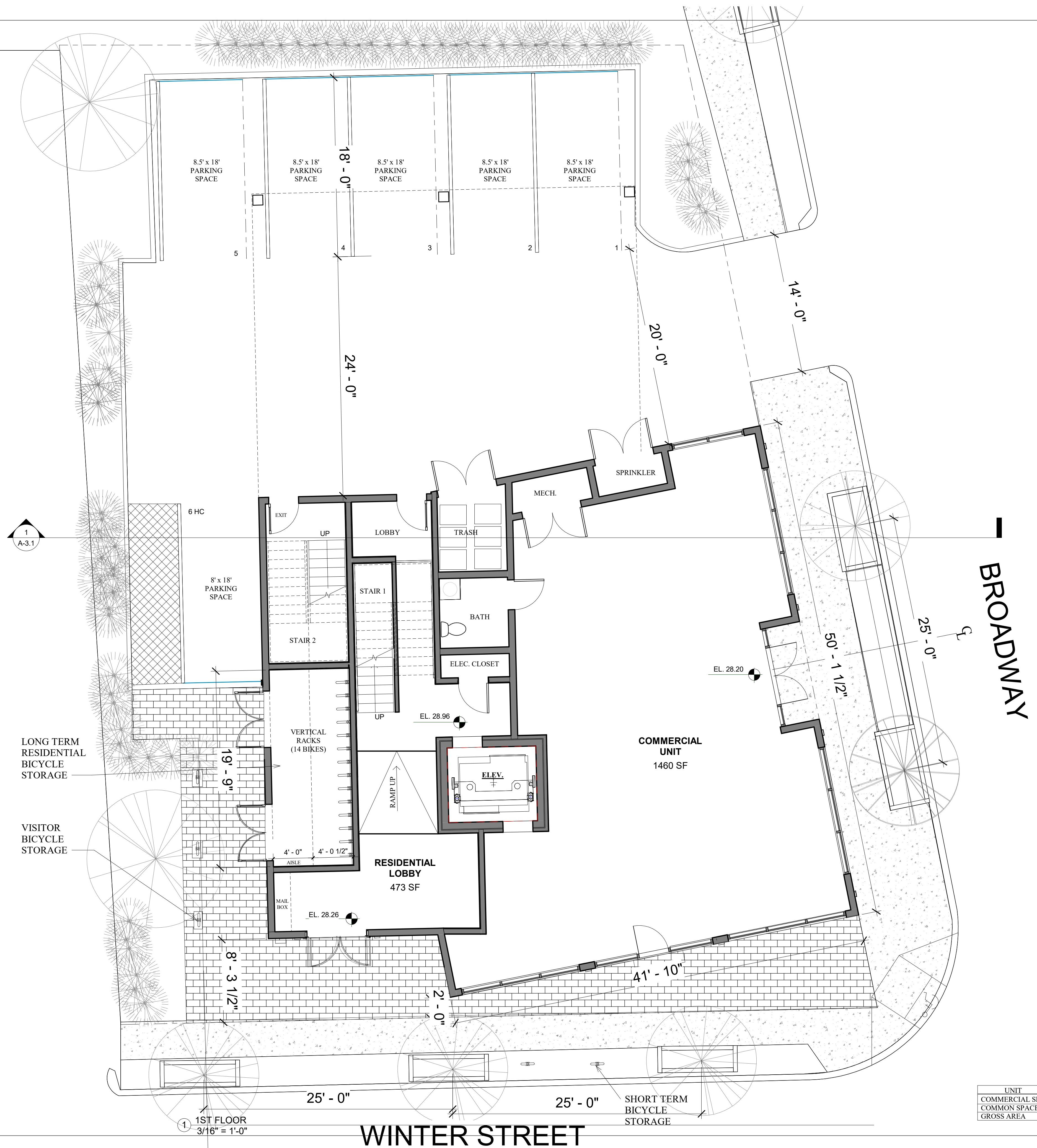
A-1.1



DERO BIKE HITCH (POST AND RING)



DERO ULTRA SPACE SAVER (VERTICAL WALL MOUNT BIKE RACK)



RUFUSLD -MILLD-U3L
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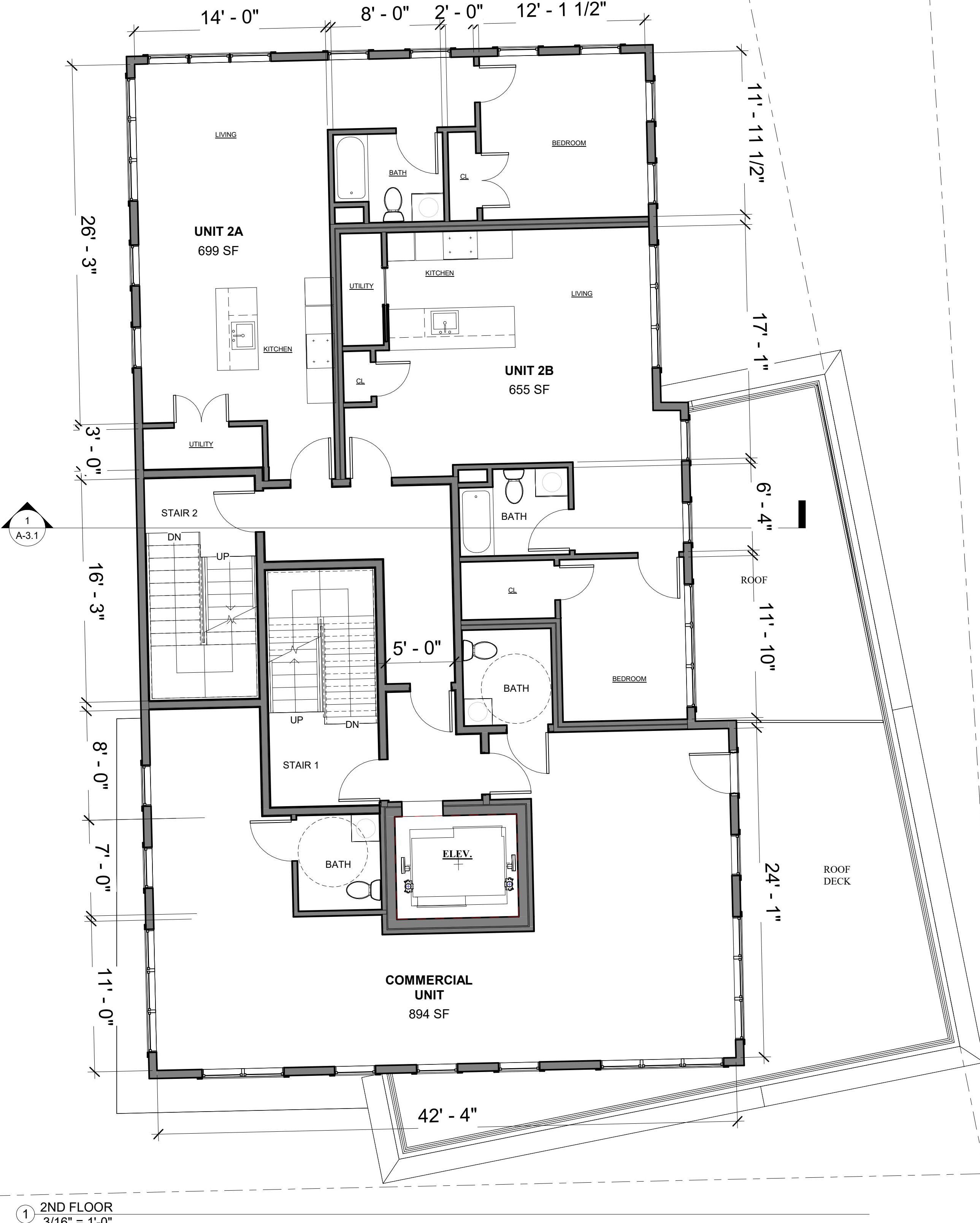
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10-19-2022
r: DF/ MA

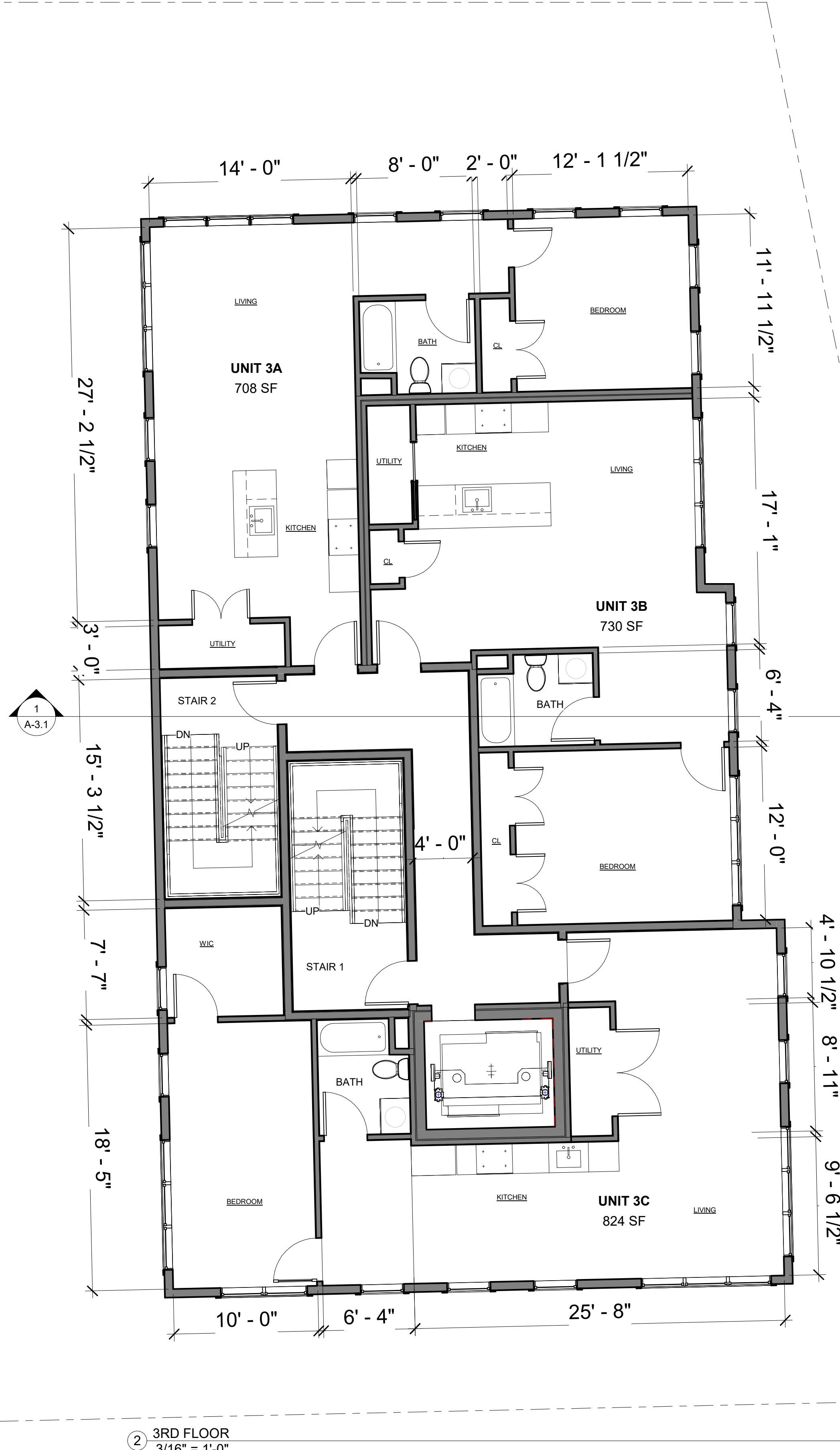
PROPOSED SECOND AND THIRD FLOOR PLANS

1

A-1.2



UNIT	AREA
UNIT A	699 SQFT
UNIT B	661 SQFT
COMMERCIAL	891 SQFT
COMMON SPACE	621 SQFT
GROSS AREA	3054 SQFT



UNIT	AREA
UNIT A	708 SQFT
UNIT B	715 SQFT
UNIT C	828 SQFT
COMMON SPACE	638 SQFT
GROSS AREA	3054 SQFT

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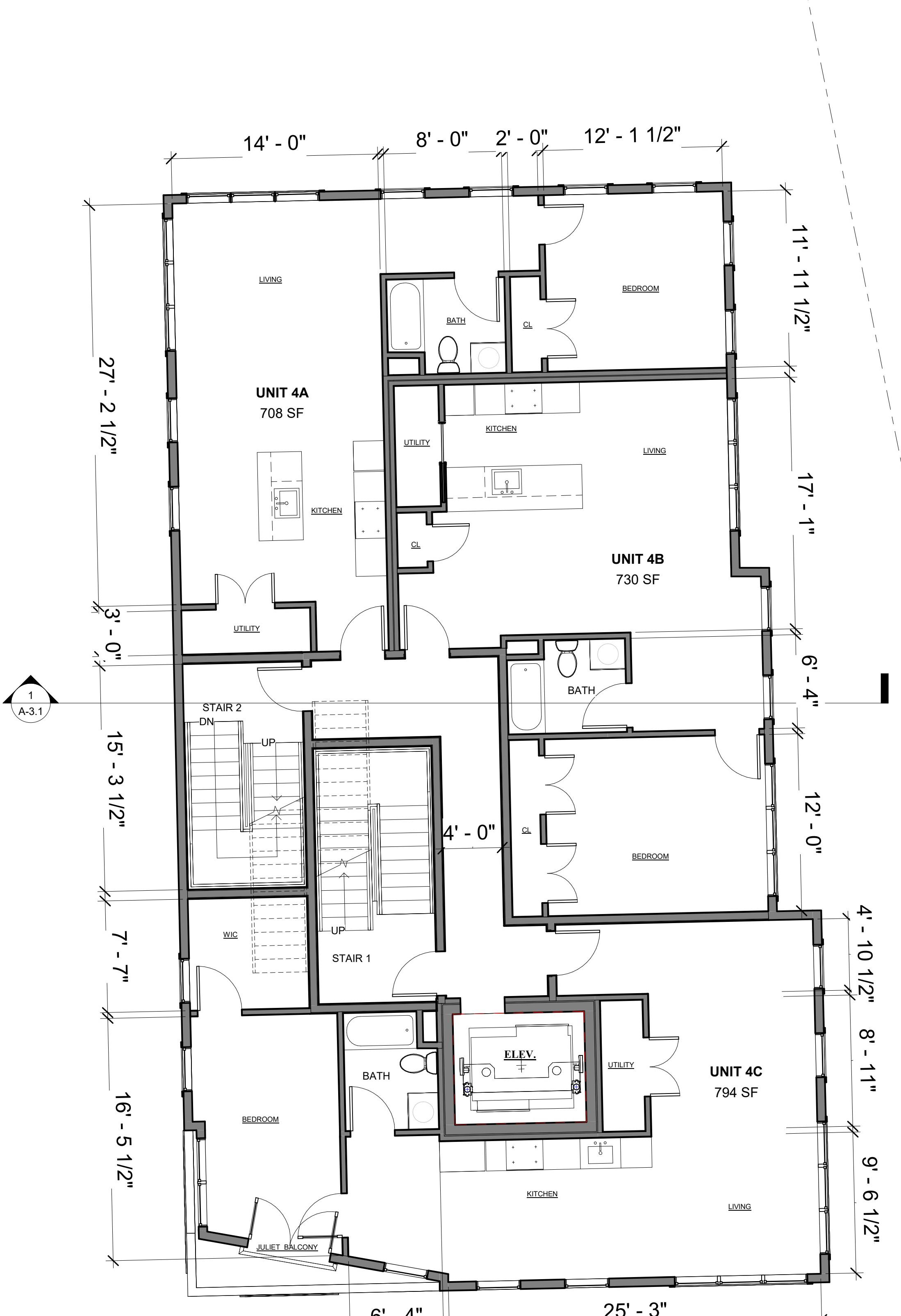
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10-19-2022
c: DE/ MA

PROPOSED OURTH AND OOF PLANS

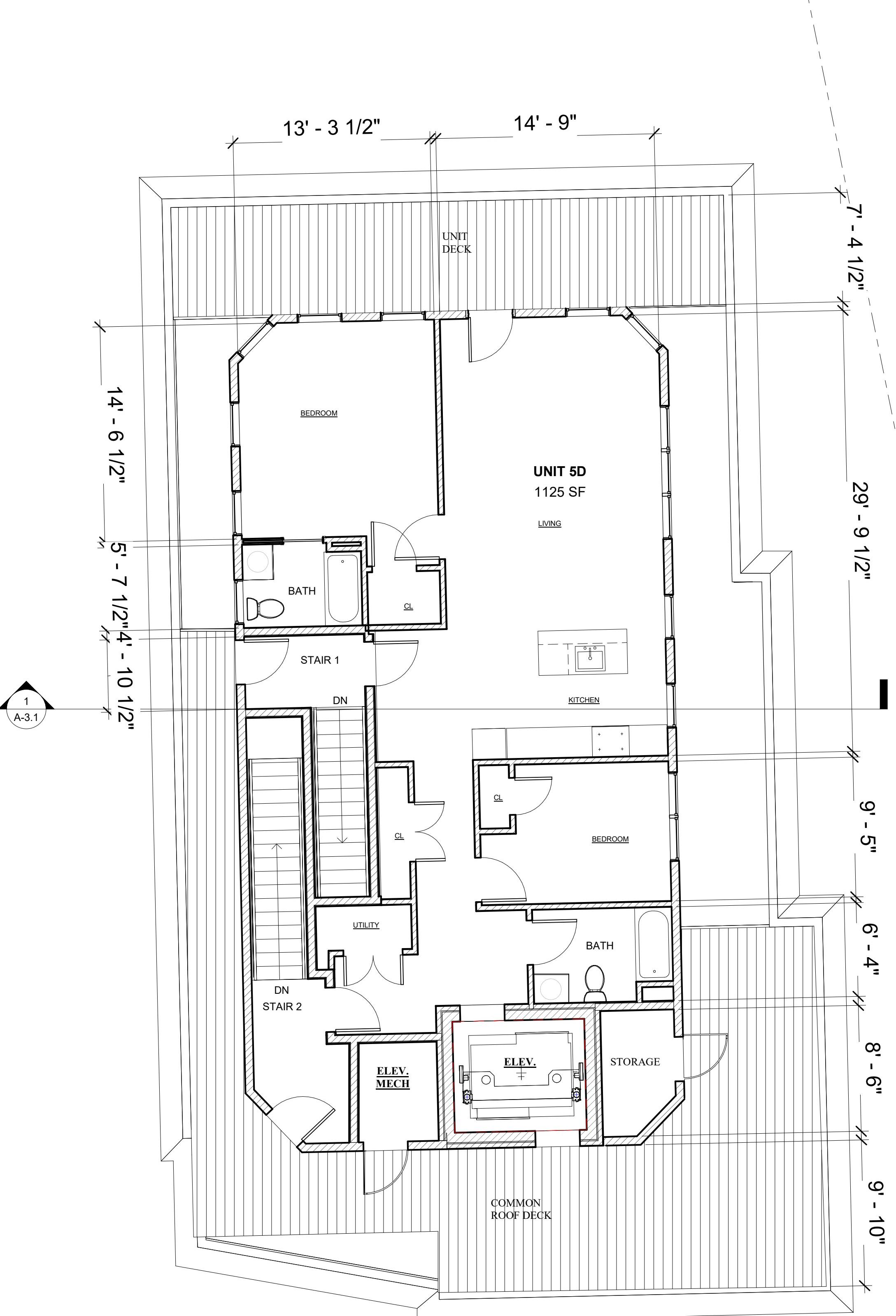
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A-1.3



4TH FLOOR
3/16" = 1'-0"

UNIT	AREA
UNIT A	708 SQFT
UNIT B	715 SQFT
UNIT C	827 SQFT
COMMON SPACE	638 SQFT
GROSS AREA	3054 SQFT



1 5TH FLOOR
3/16" = 1'-0"

UNIT	AREA
UNIT D	1123 SQFT
COMMON SPACE	479 SQFT
ROOF DECK	814 SQFT
GROSS AREA	1657 SQFT

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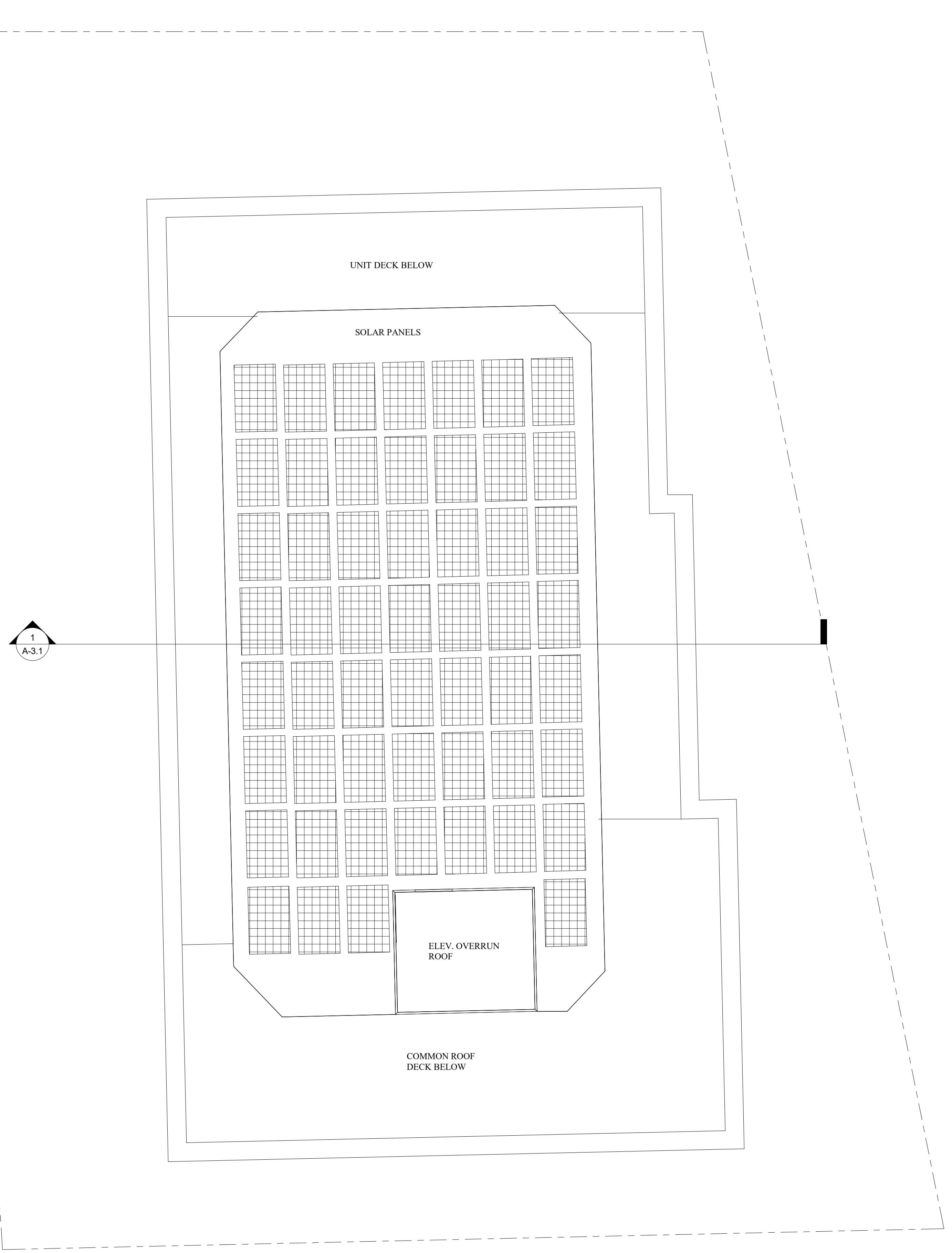
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n By: DF/ MA

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PROPOSED ROOF PLANS

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1 ROOF LEVEL
 $3/16" = 1'-0"$



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First Name _____

PARKING LIGHTING PLAN

No.

A-1.5

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ct No: 2022038

e: $3/16"$ = $1'-0"$

10-19-2022

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PROPOSED BROADWAY ELEVATIONS

Part No.

A-2.1

CHART

- A- FIBER CEMENT- COLOR 1**
 - B- STOREFRONT**
 - C-FIBER CEMENT LAP SIDING**
 - D-FIBER CEMENT PANEL-COLOR 2**
 - E- FIBREX WINDOWS**
 - F- FLAT LOK METAL WALL PANEL**
 - G- HORIZONTAL WOOD SIDING**

1 PROPOSED BROADWAY ELEVATION



ALUMINUM RAILING



ALUMINUM CANOPY



PARKING SCREENING



CHART

- A- FIBER CEMENT- COLOR 1**
 - B- STOREFRONT**
 - C-FIBER CEMENT LAP SIDING**
 - D-FIBER CEMENT PANEL-COLOR 2**
 - E- FIBREX WINDOWS**
 - F- FLAT LOK METAL WALL PANEL**
 - G- HORIZONTAL WOOD SIDING**

1 PROPOSED SIDE ELEVATION

Location

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Scale: 3/16" = 1'-0"

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Drawing Name

PROPOSED SIDE ELEVATIONS

Sheet No.

A-2.2



CHART

- A- FIBER CEMENT- COLOR 1**
 - B- STOREFRONT**
 - C-FIBER CEMENT LAP SIDING**
 - D-FIBER CEMENT PANEL-COLOR 2**
 - E- FIBREX WINDOWS**
 - F- FLAT LOK METAL WALL PANEL**
 - G- HORIZONTAL WOOD SIDING**

**PROPOSED WINTER STREET
ELEVATION**

Location

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Scale: 3/16" = 1'-0"

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Report Name

PROPOSED WINTER STREET ELEVATION

Sheet No.

A-2.3

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n By: DF/ MA

ing Name

REAR ELEVATION

Unit No.

A-2.4



1 PROPOSED REAR ELEVATION

CHART

- A- FIBER CEMENT- COLOR 1**
 - B- STOREFRONT**
 - C-FIBER CEMENT LAP SIDING**
 - D-FIBER CEMENT PANEL-COLOR 2**
 - E- FIBREX WINDOWS**
 - F- FLAT LOK METAL WALL PANEL**
 - G- HORIZONTAL WOOD SIDING**



2 PROPOSED GARAGE ELEVATION
3/16" = 1'-0"



1 WINTER STREET RENDERED VIEW

Location
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Drawing Name

PROPOSED 3D

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A-2.6



1 BROADWAY RENDERED VIEW

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Drawing Name

PROPOSED 3D

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A-2.7



WINTER STREET AND BROADWAY CORNER VIEW

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Drawing Name _____

PROPOSED 3D

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A-2.8



**PROPOSED -MIXED-USE
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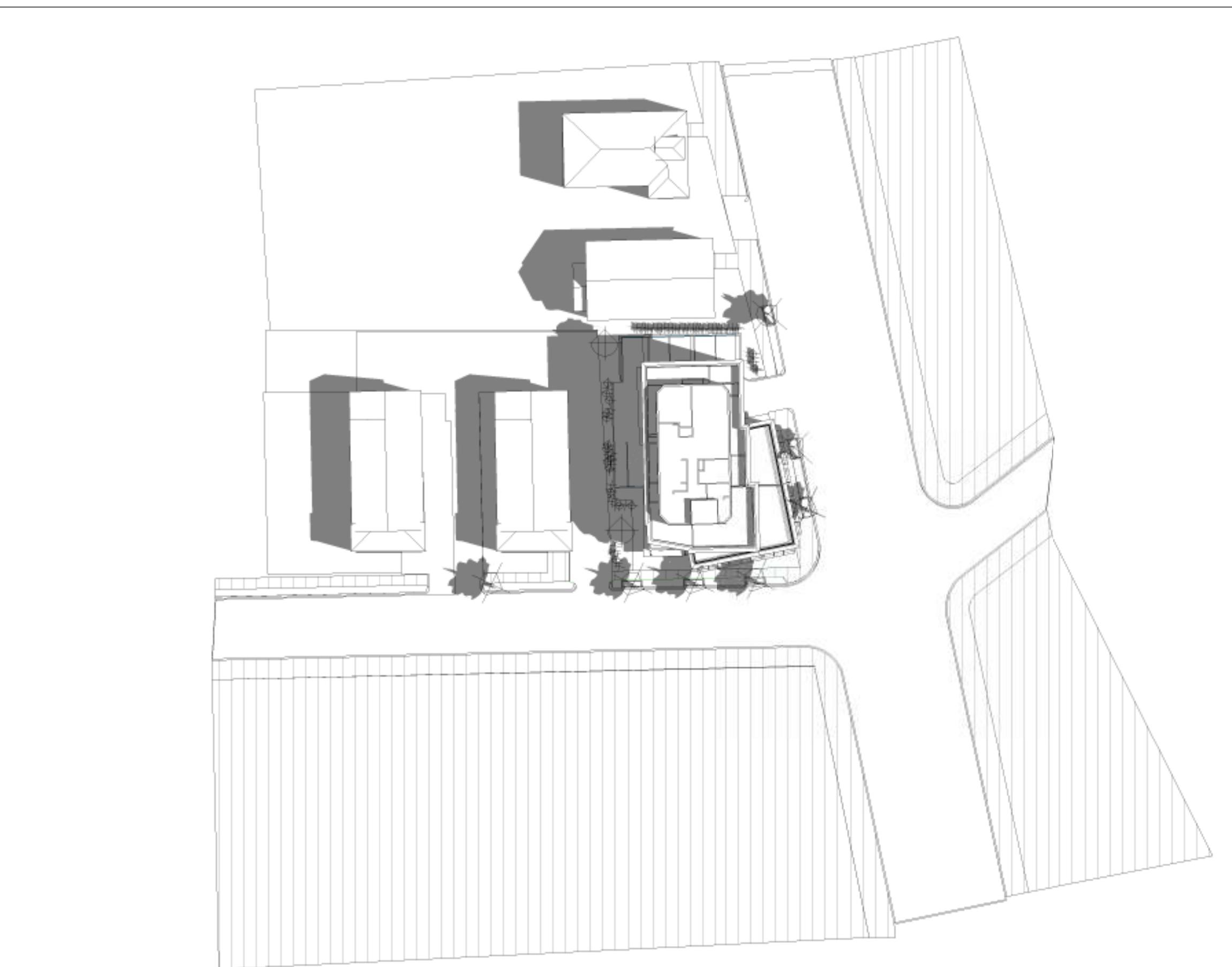
PROPOSED SIGNAGE

SIGN STANDARDS:

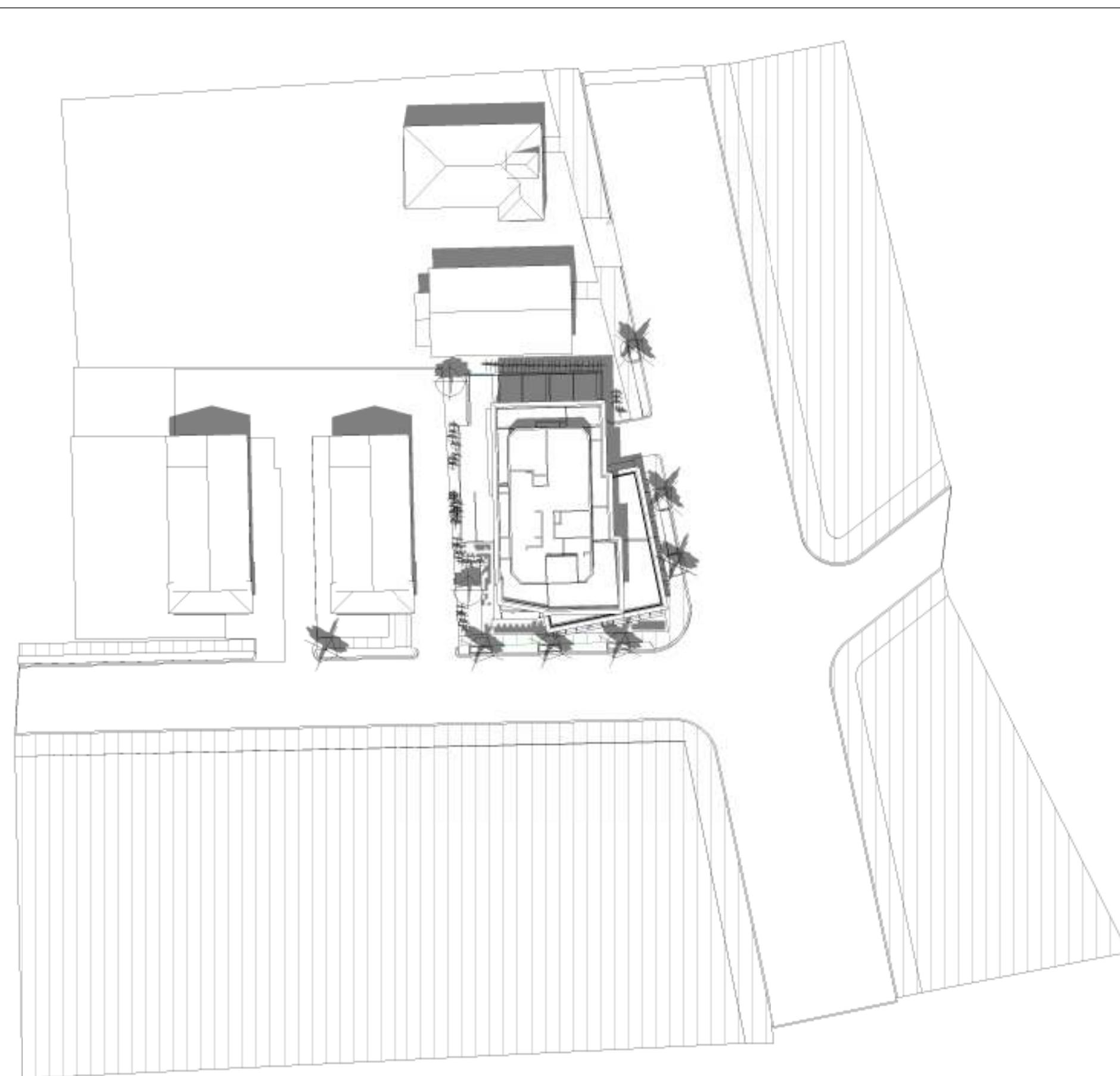
- 1. NON- ILLUMINATED OR HALO
ILLUMINATED INDIVIDUAL
LETTERS MOUNTED DIRECTLY TO
BUILDING FACE OR SIGN
BACKGROUND.**
 - 2. PROVIDE CONCEALED
MOUNTING AND POWER.**

Sheet No.

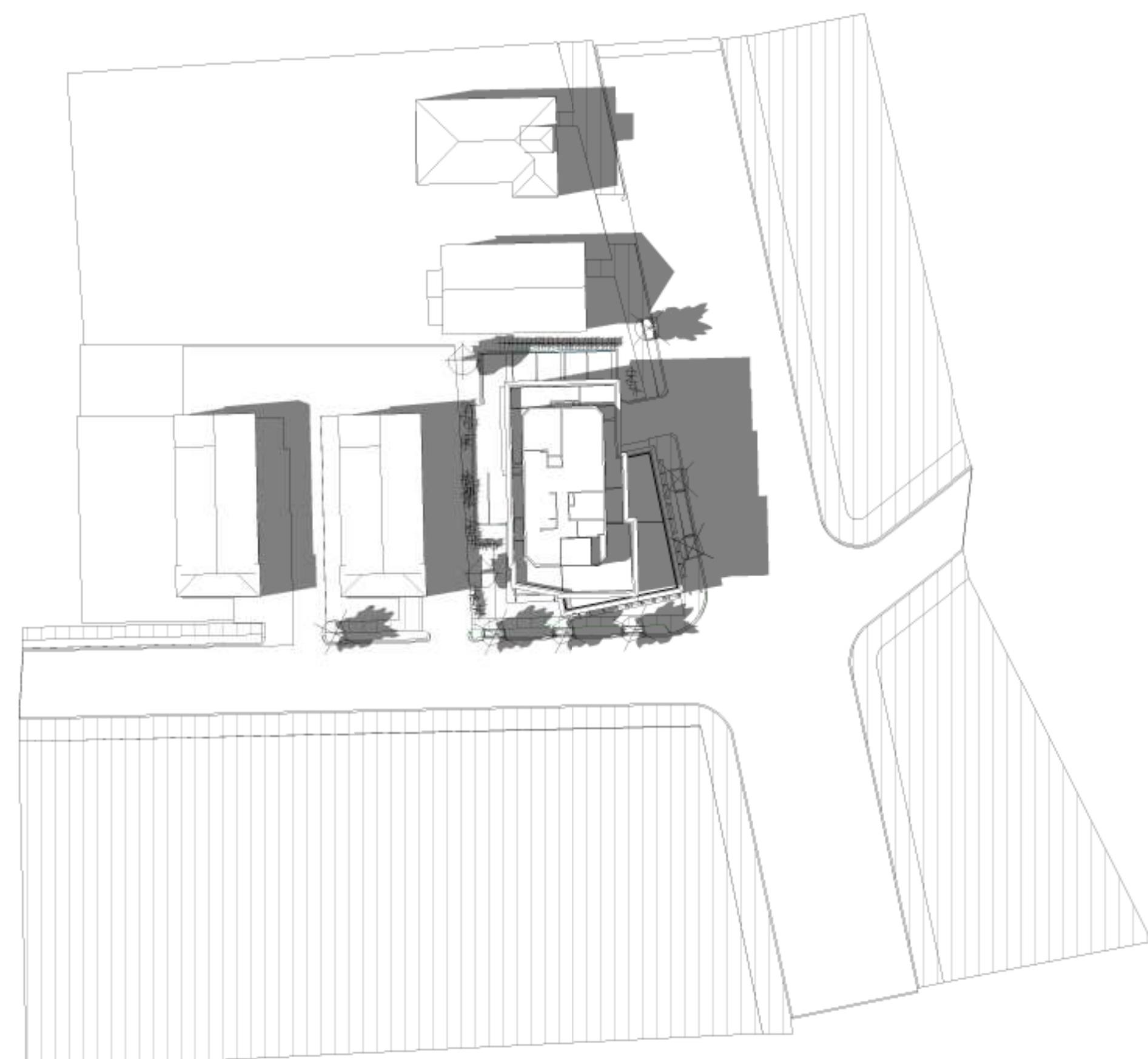
A-2.9



1 SUMMER 9AM



SUMMER 12PM



3 SUMMER 3PM

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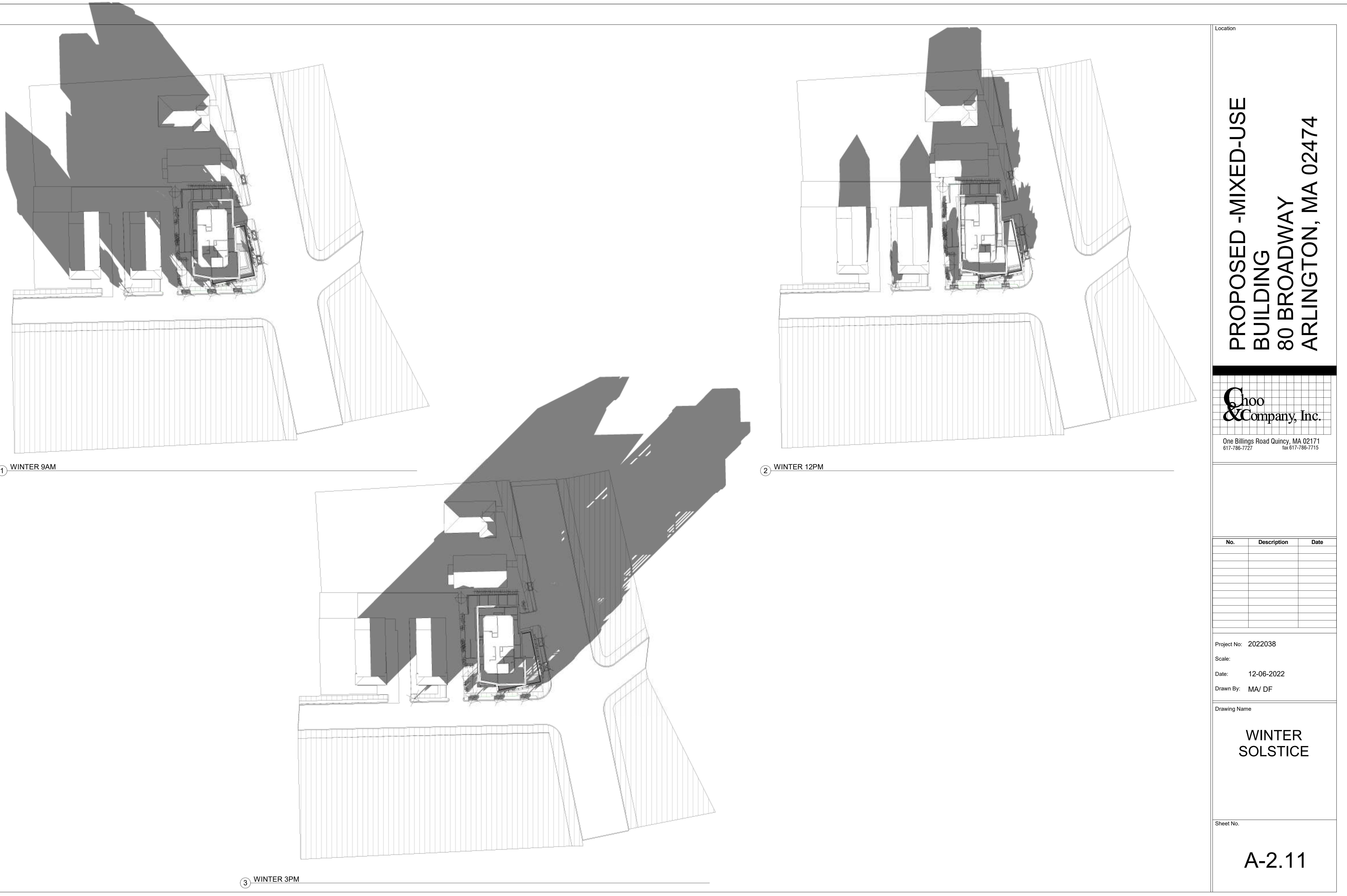
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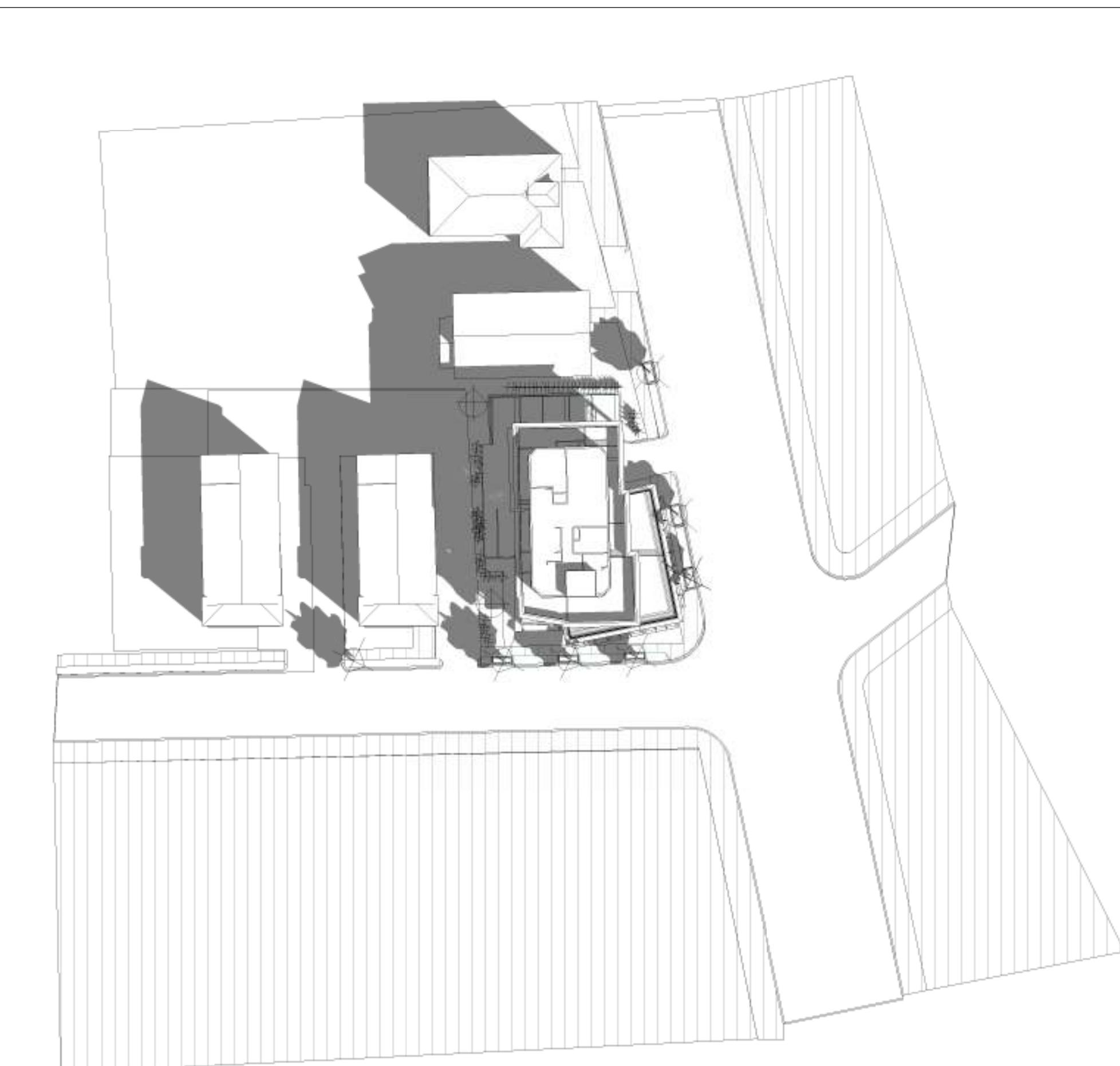
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SUMMER SOLSTICE

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A-2.10

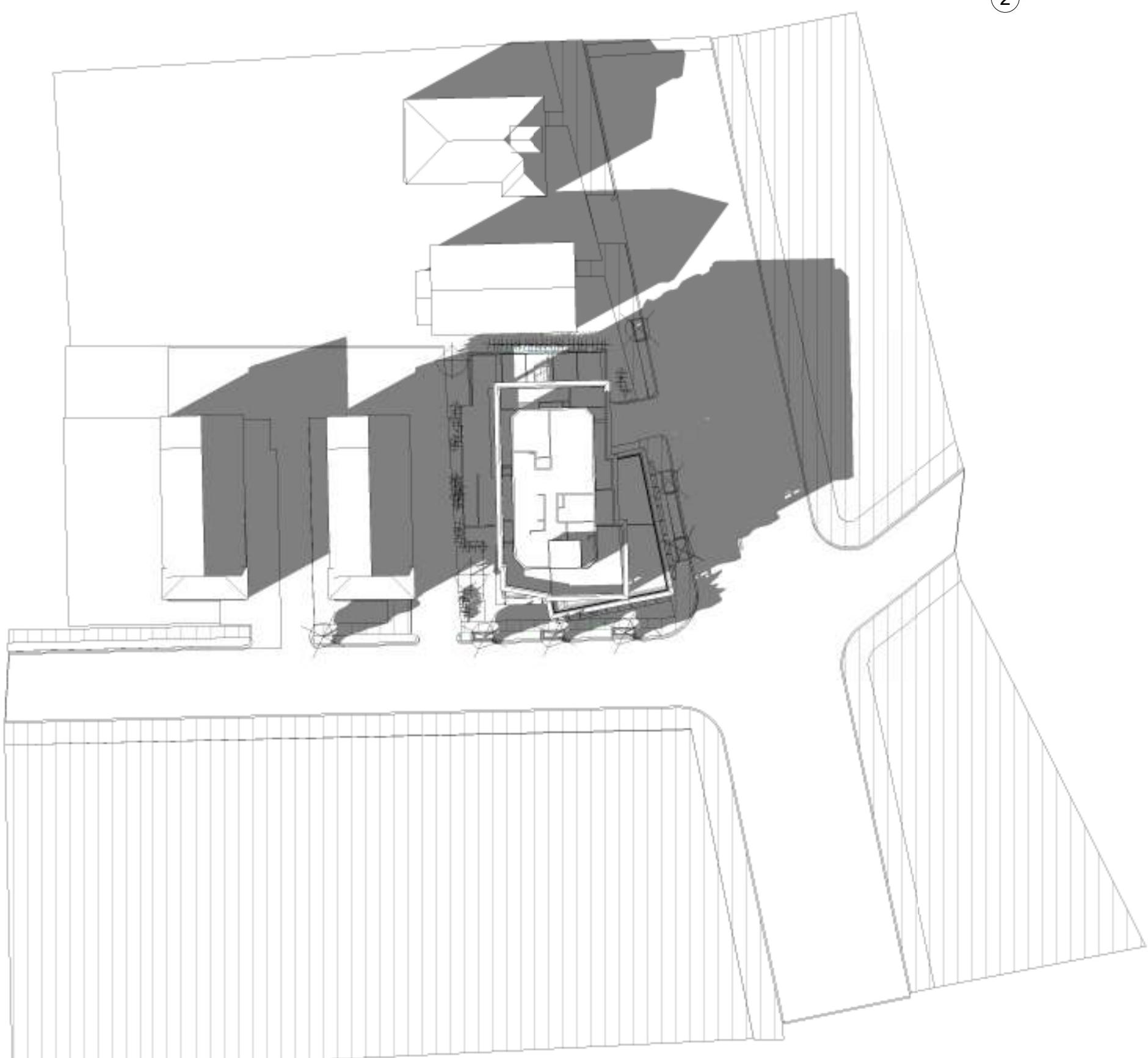




1 FALL 9AM



2 FALL 12PM



3 FALL 3PM

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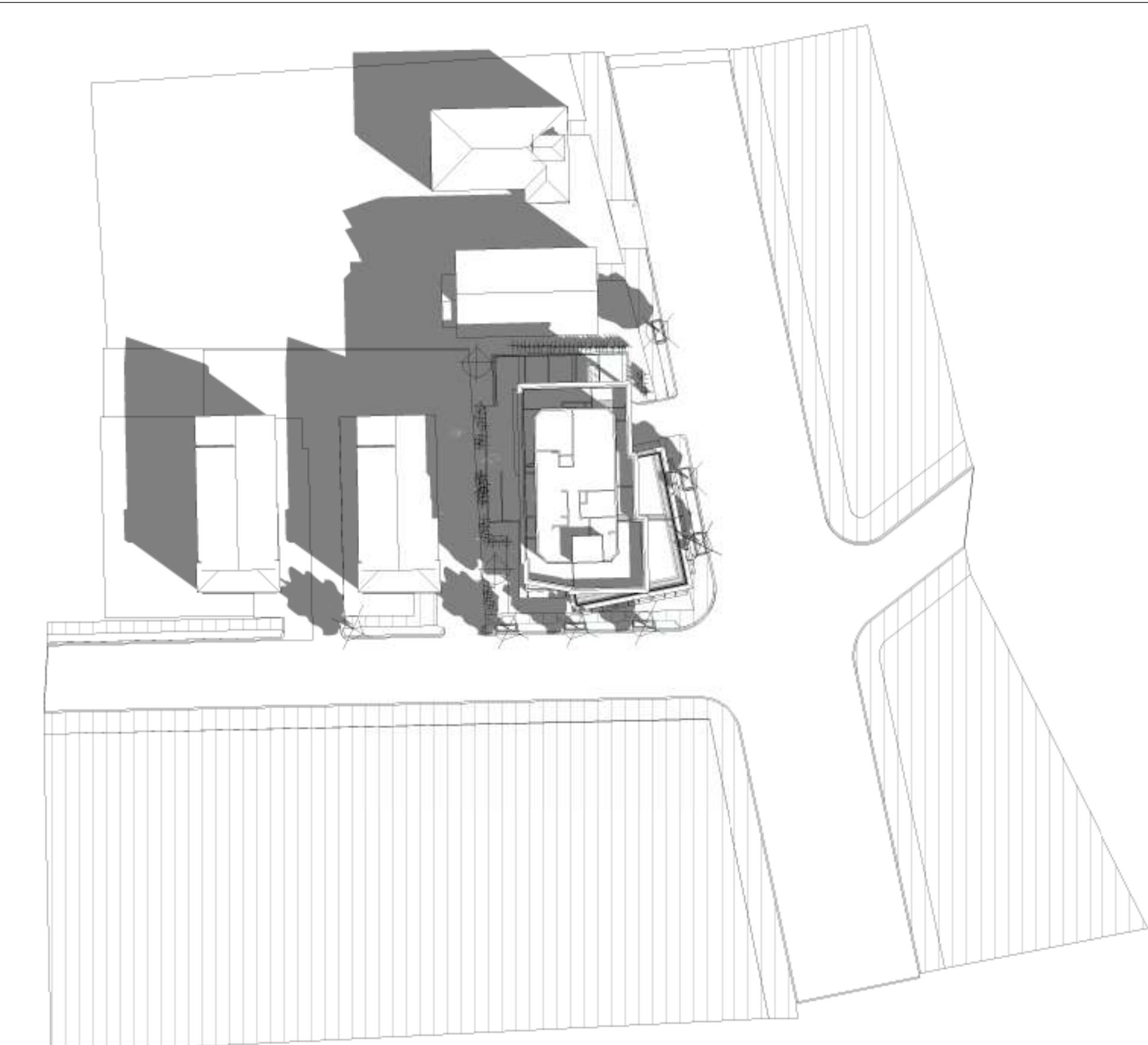
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FALL EQUINOX

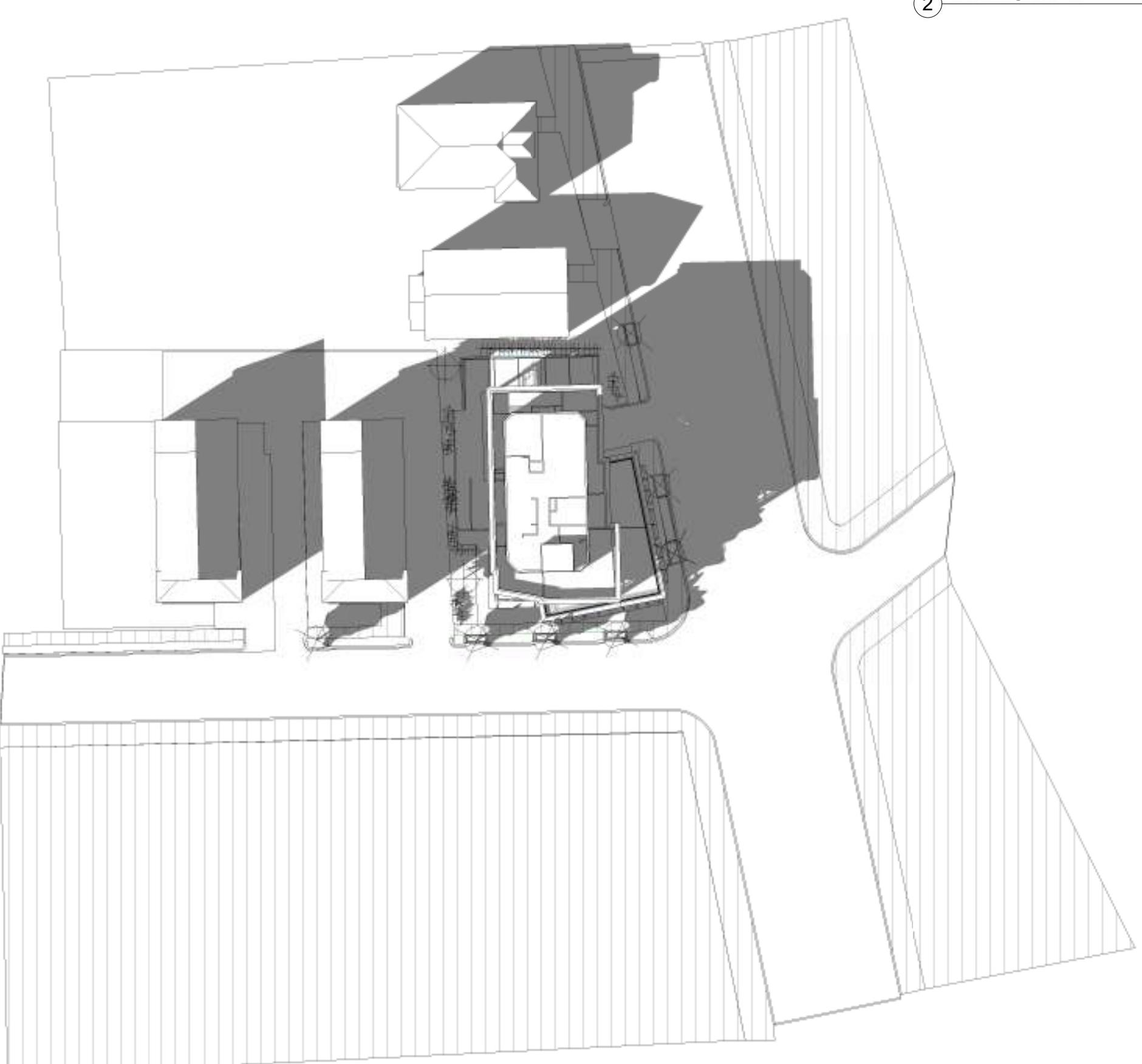
A-2.12



1 SPRING 9AM



2 SPRING 12PM



3 SPRING 3PM

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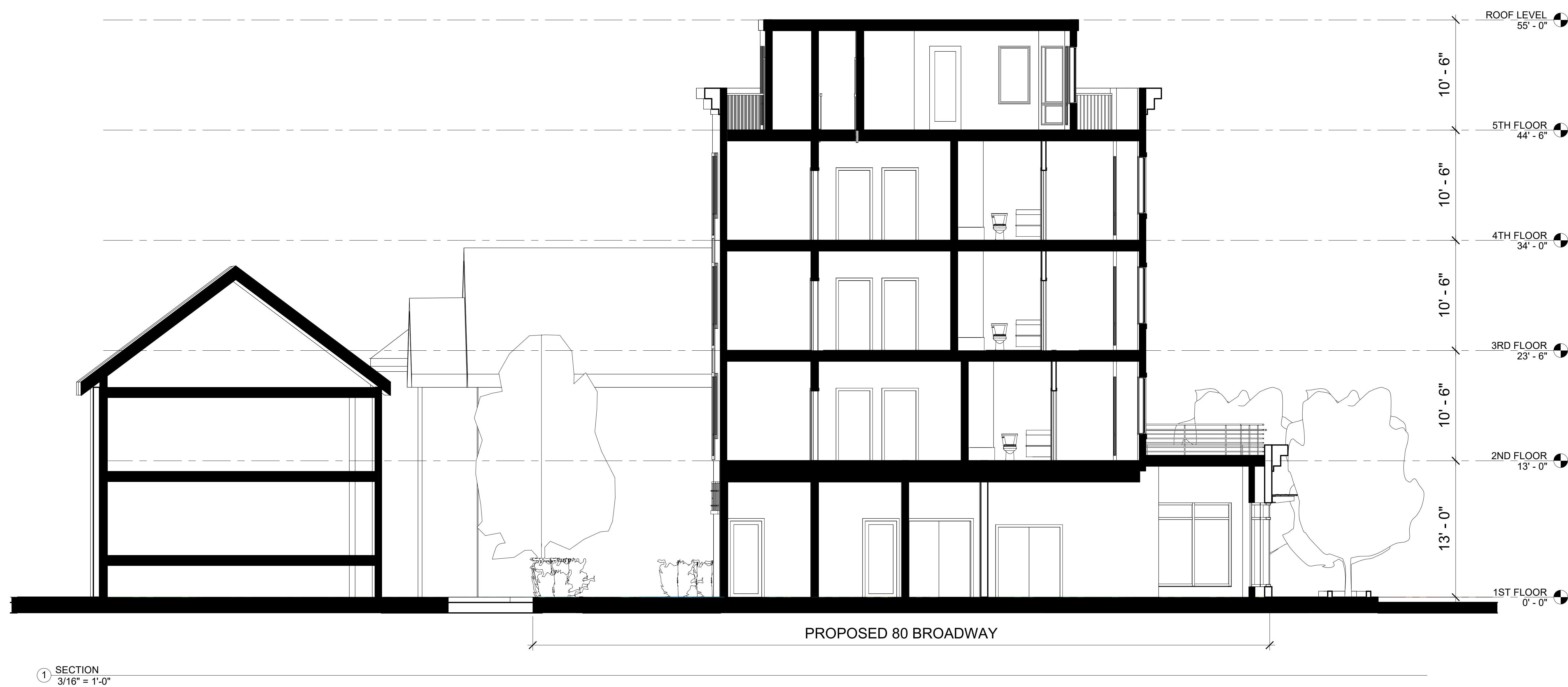
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Drawing Name

SPRING EQUINOX

Sheet No.

A-2.13



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BUILDING SECTION

et No.

A-3.1